

IN RE: PETITIONS FOR SPECIAL HEARING, * BEFORE THE
 SPECIAL EXCEPTION & ZONING VARIANCE
 NWC Creighton Ave. and Park * ZONING COMMISSIONER
 Drive
 7200 Park Drive * OF BALTIMORE COUNTY
 9th Election District
 6th Councilmanic District * Case No. 97-454-SPHXA
 Legal Owners: Richard & Lynn Liddick
 Contract Purchaser: Sunny Fisher, et al
 Petitioners *

FINDINGS OF FACTS AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Hearing, Special Exception and Zoning Variance, all for the property located at 7200 Park Drive in the subdivision known as Harford Park. The Petitions are filed by Richard C. and Lynn Liddick, Legal Owners, and Sunny Fisher and Stephanie Taylor, Contract Purchasers. Special Exception relief is requested for a Class B Child Care Center, pursuant to Section 1B01.1.C.6.b. of the Baltimore County Zoning Regulations (BCZR) and relief from the RTA requirements in Section 1B01.1.B.1.G.10.a. for the structure shown on the site plan as building No. 1. Special Exception relief is also requested to permit a nursery school in the structure shown on the site plan as building No. 2. Special Hearing relief is requested to approve a Class B child care facility and a nursery school as one integrated "singleness of use" facility. Several variances are also requested. They are requested from Sections 424.7.A, B, C & E of BCZR to permit the following:

1. A minimum lot size of 10,835 sq. ft. in lieu of the required 1 acres;
2. A front yard setback of 17 ft. in lieu of the required 26 ft.;
3. Side yard setbacks of 10 ft., 26 ft. and 33 ft. from existing buildings in lieu of the required 50 ft.;
4. A vegetative buffer of 0 ft. in lieu of the required 20 ft.; and
5. Rear yard setbacks of 7 ft. and 28 ft. in lieu of the required 50 ft.

ORDER RECEIVED FOR FILING

Date

By

9/18/97
 M. Horak

All of the subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petitions for Special Hearing, Special Exception and Variance.

Appearing at the public hearing held for this case were the co-Petitioners, Sunny K. Fisher, Stephanie Taylor and Richard Liddick. Also present was Vincent J. Moskunus, the engineer who prepared the site plan.

Appearing as interested persons were Reverend William E. Polk, Jr. and Carol J. Polk, his wife. Reverend and Mrs. Polk reside immediately next to the subject property at 2526 Creighton Avenue.

Testimony and evidence presented was that the subject property is a rectangularly shaped parcel located on the northwest corner of the intersection of Park Drive and Creighton Avenue. The property is located within an old subdivision, originally platted as Harford Park. The frontage of the property adjacent to Creighton Avenue is approximately 120 ft. in length and the property's frontage on Park Drive is 110 ft. The Baltimore City/Baltimore County line actually bisects the property. The majority of the property, including the structures thereon, are located in Baltimore County. The square footage of the property located in Baltimore County is 10,835 sq. ft., however, the entire parcel is approximately 1/3 of an acre.

The parcel is improved with two buildings shown on the site plan as buildings No. 1 and No. 2. Building No. 2 fronts Creighton Avenue and is a single story building. Building No. 1 fronts Park Drive and is shown on the plan as 1/2 story above ground.

In years past, the property was owned by a church and used accordingly. Building No. 1 was actually used as a church building and building No. 2 was utilized for educational purposes associated with the church. In approximately 1970, the property was conveyed from the church to private ownership and the parcel has been used residentially since.

Ms. Fisher and Ms. Taylor are contract purchasers of the property and propose day care and nursery school operations on the site. The day care use will primarily be contained within existing building No. 1. A maximum of 20 children will be enrolled. The children will range from age 2 years to 6 years. The operation will be Monday thru Friday, year around. The hours of operation will be 7:00 A.M. to 6:00 P.M. It is envisioned that parents will drop off their children any time after 7:00 A.M. and pick up children no later than 6:00 P.M. Ms. Fisher and Ms. Taylor will be the operators/directors of the day care facility. Testimony and evidence was presented about the proposed operation of the facility and improvements made to the interior of the building to accommodate the facility. The Petitioners were, at the time of the hearing, obtaining licensing from the State of Maryland (Dept. of Human Resources/Child Care Administration) to operate the business. As I indicated at the hearing, the Petitioners must obtain all appropriate licensing requirements from that agency and operate in accordance with the laws administered thereby. The zoning relief requested is independent of any requirements mandated by the State.

In addition to the day care operation, the Petitioners also propose a nursery school operation in building No. 2. Actually, the nursery school is already in place at the Woodholme Elementary School. However, because space is needed by the elementary school, it is anticipated that the nursery school operation will relocate to the subject property in September of 1998. A maximum of 20 children will be enrolled in the school. They will be divided into two groups; ages 3 and 4 years. The 3 year olds will attend nursery school on Tuesday and Thursday, and the 4 years olds on Monday, Wednesday and Friday. The time and hours of operation will be consistent with the school day and school year. The nursery school will be staffed by persons other than Ms. Fisher and Ms. Taylor.

ORDER RECEIVED FOR FILING

Date

By

Reverend and Mrs. Polk reside next door and expressed certain concerns related to the proposed operation. They are particularly concerned about parking and the number of children. Reverend Polk also indicated his desire for landscaping along the shared property line to buffer the proposed use. Additionally, Zoning Plans Advisory Committee comments were received relative to the Petitions from the reviewing County agencies.

Based upon the testimony and evidence presented, I am persuaded to grant, in part, and deny, in part, the Petitions for Special Exception and Special Hearing. Specifically, I will grant a portion of those Petitions to permit a Class B child care facility at the subject site and will also grant relief from the RTA requirement contained in Section 1B01.B.1.G.10.a. In my judgment, the use of the site is appropriate for 20 child maximum day care facility. It is of note that there is little onsite parking, only 2 spaces, to accommodate the day care center. These two spaces will be used by Ms. Fisher and Ms. Taylor. The children will be dropped off by parents parking on Creighton Avenue and Park Drive. It is to be noted that public parking is permitted along these streets, which are residential in character. In my judgment, the operation of the proposed Class B child care facility and the subject site will not be detrimental to the health, safety or general welfare of the locale. Thus, that portion of the Petitions will be granted.

However, that portion of the Petition seeking relief to allow the nursery school operation shall be denied, without prejudice. Although I am convinced that a 20 child day care operation is appropriate, a second operation (nursery school) for an additional 20 children could be problematic. In this regard, the potential exists that the site is not large enough to accommodate 40 children and the traffic generated by both uses could cause negative impacts to the neighborhood. It was indicated by the Petitioners that they do not desire to implement the nursery school until September of

ORDER RECEIVED FOR FILING

Date

By

1998. Particularly in view of this schedule, I will deny the relief requested at this time. However, such denial shall be without prejudice. The Petitioners shall have the right to re-petition this Zoning Commissioner to request approval for the nursery school operation. That Petition would be posted and advertised and a public hearing would be required. At the public hearing, testimony and evidence could be taken about the impact of the child care facility as it exists at that time, as well as the anticipated impacts of the nursery school operation. Denial of the Petition, at this time, allows both the Petitioners and neighbors an opportunity to observe the operation for approximately one year before committing to an additional use on the site. Thus, there shall be no inference from my decision denying the nursery school operation at this time, as its propriety shall be adjudged solely by the testimony and evidence offered at a future hearing, if the Petitioners, indeed, choose to re-Petition for that relief.

As to the Petition for Variance, it shall be granted. It is to be noted that the front, side and rear yard setbacks are all for existing structures. There will be no new construction in connection with the proposed operation. These setback variances are necessary to legitimize existing conditions. The minimum lot size variance is somewhat misleading in view of the fact that the property straddles the Baltimore City/Baltimore County line. The lot is actually larger than 10,835 sq. ft., however, it is indeed less than the required 1 acre. The unique use of the site, historically, as a church and school is persuasive in granting this variance.

Lastly, a vegetative buffer of 0 ft. in lieu of the required 20 ft. variance will also be granted. The location of the existing buildings is a persuasive factor in the granting of this relief.

Notwithstanding the grant of the relief, however, certain restrictions shall be imposed. They are imposed to prevent an adverse impact caused by

ORDER RECEIVED FOR FILING

Date

By

the proposed use on the neighborhood. They are listed within the body of the Order which follows.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

IT IS THEREFORE ORDERED, by the Zoning Commissioner for Baltimore County, this 12th day of June 1997, that, pursuant to the Petition for Special Exception, approval to allow a Class B Child Care facility (building No. 1) for 20 children and relief from the RTA requirements, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Exception, approval to allow a nursery school (building No. 2) for 20 children be and is hereby DENIED, without prejudice; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Hearing, approval for a Class B Child Care facility and a nursery school as one integrated "singleness of use" facility, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that variances from Sections 424.7.A, B, C & E of the BCZR to permit a minimum lot size of 10,835 sq. ft. in lieu of the required 1 acres; a front yard setback of 17 ft. in lieu of the required 26 ft.; side yard setbacks of 10 ft., 26 ft. and 33 ft. in lieu of the required 50 ft.; a vegetative buffer of 0 ft. in lieu of the required 20 ft.; and rear yard setbacks of 7 ft. and 28 ft., in lieu of the required 50 ft., be and are hereby GRANTED, subject, however to the following restrictions:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING

Date

By

2. The outside play area for the day care operation shall be in that portion of the yard immediately adjacent to the intersection of Creighton Avenue and Park Drive, as shown on the site plan. There shall be no outdoor play area between the buildings on site and adjacent property owners' yard.

3. The day care operation shall be restricted to a maximum of 20 children.

4. The Petitioners shall cause there to be installed a vegetative buffer on the northwest side of the property, adjacent to the property line between the subject property and the property owned by Reverend and Mrs. Polk. Although 20 ft. cannot be maintained, the Petitioners shall cause there to be sufficient planting to screen the proposed use. The Petitioners shall submit a landscape plan in this regard to the County Landscape Architect for approval.

5. There shall be no signage advertising the day care operation on site.

6. The Petitioners shall not cause there to be removed any trees from the site.



LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

ORDER RECEIVED FOR FILING
Date 6/18/97
By [Signature]

LES:mmn

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
PETITION FOR SPECIAL EXCEPTION *
PETITION FOR VARIANCE * COUNTY BOARD OF APPEALS
7200 Park Drive, NWC Creighton *
Ave and Park Drive, 9th Election * OF BALTIMORE COUNTY
District, 6th Councilmanic *
 * CASE NUMBER: 97-454-SPHXA
Legal Owners: R. & L. Liddick *
Contract Purchasers: Sunny Fisher *
and Stephanie Taylor *
Petitioners *


* * * * *

ORDER OF VOLUNTARY DISMISSAL

Upon the record, and after a scheduled public hearing on August 26, 1997, the Petitioners having failed to attend; and further based on telephone communication with SUNNY FISHER, one of the Petitioners; and for reasons stated in open deliberations, it is, this 26th day of September, 1997, by the County Board of Appeals of Baltimore County

ORDERED that the above Petitions for Special Hearing, Special Exception, and Variances for a Class B Child Care Center be, and hereby are, voluntarily dismissed.

Any appeal must be taken within thirty (30) days of the filing of this Order.


CHARLES L. MARKS, Panel Chairman


HARRY E. BUCHHEISTER, Panel Member


DONNA M. FELLING, Panel Member

RECEIVED
COUNTY BOARD OF APPEALS

97 JUL 25 PM 1:56


IN RE: PETITION FOR SPECIAL HEARING, * BEFORE THE
SPECIAL EXCEPTION AND ZONING * COUNTY BOARD OF APPEALS
VARIANCES * OF BALTIMORE COUNTY
7200 Park Drive * Case No. 97-454-SPHXA
9th Election District *
6th Councilmanic District *
Legal Owners: *
Richard & Lynn Liddick *
Contract Purchaser: Sunny Fisher *
and Stephanie Taylor *
Petitioners *


* * * * *

MOTION TO REMAND

PEOPLE'S COUNSEL FOR BALTIMORE COUNTY moves to remand this case to the Zoning Commissioner because, upon further review, it appears to be in the public interest for the Petitioner to have the opportunity to revise its requested group child care center to Class A (maximum 12 persons) instead of Class B (13 to 40 persons, here 20).

For this reason, and others to be further explained at the County Board of Appeals hearing, the case should be remanded to allow revisions and reconsideration of the petition.


PETER MAX ZIMMERMAN
People's Counsel for
Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Old Courthouse
400 Washington Avenue
Towson, MD 21204
410-887-2188

Case No. 97-454-SPHXA Richard & Lynn Liddick, et al -Petitioners

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25 day of July, 1997, a copy of the foregoing Motion to Remand was mailed to Sunny Fisher and Stephanie Taylor, 3014 Harview Avenue, Baltimore, MD 21234; and to Richard and Lynn Liddick, 7200 Park Drive, Baltimore, MD 21234, Petitioners.



PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 3, 1997

Ms. Sunny Fisher
Ms. Stephanie Taylor
3014 Harview Avenue
Baltimore, MD 21234

RE: Petition for Special
Hearing, Special
Exception, and Variance
NWC Creighton Avenue and
Park Drive
(7200 Park Drive)
9th Election District
6th Councilmanic District
Sunny Fisher and
Stephanie Taylor -
Petitioners
Case No. 97-454-SPHXA

Dear Ms. Fisher and Ms. Taylor:

Please be advised that an appeal of the above-referenced case was filed in this office on July 2, 1997 by Peter Max Zimmerman and Carole S. Demilio on behalf of the People's Counsel. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you have any questions concerning this matter, please do not hesitate to call 410-887-3180.

Sincerely,

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the typed name.

ARNOLD JABLON
Director

AJ:rye

c: People's Counsel

RECEIVED
COUNTY BOARD OF APPEALS
97 JUL -8 AM 9:06





Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

June 12, 1997

Ms. Sunny Fisher
Ms. Stephanie Taylor
3014 Harview Avenue
Baltimore, Maryland 21234

RE: Petitions for Special Hearing, Special Exception & Variance
Case No. 97-454-SPHXA
Property: 7200 Park Drive
Legal Owner: Richard G. Liddick
Contract Purchasers: Sunny Fisher and Stephanie Taylor,
Petitioners

Dear Ms. Fisher and Ms. Taylor:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing, Special Exception and Variance have been granted, in part and denied, in part, with restrictions.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

- c: Mr. Vincent J. Moskunas, M & H Dev. Eng. 200 E. Joppa Rd., Room 101
Towson, Maryland 21286
- c: Mr. Richard G. Liddick, 7200 Park Drive, Baltimore, Md. 21234
- c: Reverend and Mrs. William E. Polk, 2526 Creighton Avenue, 21234



RE: PETITION FOR SPECIAL HEARING * BEFORE THE
PETITION FOR SPECIAL EXCEPTION *
PETITION FOR VARIANCE * ZONING COMMISSIONER
7200 Park Drive, NWC Creighton Avenue *
and Park Drive, 9th Election District, * OF BALTIMORE COUNTY
6th Councilmanic *
CASE NO. 96-454-SPHXA
Legal Owner(s): Richard and Lynn Liddick *
Contract Purchaser(s): Sunny Fisher and *
Stephanie Taylor *
Petitioners *

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of March, 1997, a copy of the foregoing Entry of Appearance was mailed to M&H Dev. Eng., 200 E. Joppa Road, Room 101, Towson, MD 21286, representative for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at

7200 PARK DR. BALTO MD 21234

which is presently zoned DR 5.5

97-454-SPHXA

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Bldg. #1: A class "B" Child Care Center (Section 1B01.1.C.6b; BC2R) and relief from the RTA requirements (Section 1B01.1.B.1.g. 10a; BC2R) and

Bldg. #2: A Nursery School

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Sunny Fister Stephanie Taylor
(Type or Print Name)

Sunny K. Fister
Signature

3014 Harview Ave
Address

Baltimore MD 21234
City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Richard G. Liddick
(Type or Print Name)

Richard G. Liddick
Signature

LYNN C. LIDDICK
(Type or Print Name)

Lynn C Liddick
Signature

7200 PARK DR. 882-6896
Address Phone No.

BALTIMORE, MD 21234
City State Zipcode

Name, Address and phone number of representative to be contacted.

M&H Dev. Eng.
Name

200 E. Joppa Rd. Rm. 101 828-9060
Address Phone No.

TOWSON, MD 21206
Address

ESTIMATED LENGTH OF HEARING
unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____
REVIEWED BY: OWN DATE 4-16-97

454



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

7200 Park Drive

which is presently zoned

DR.G.S

97-454-SPHX A

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A Class "B" Child Care Facility and a Nursery School as one integrated "Singleness of use" Facility.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Sunny Fisher, Stephanie Taylor
(Type or Print Name)

Sunny K Fisher SE
Signature

304 Harview Ave.
Address

Balto. MD 21234
City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

Richard G. Liddick
(Type or Print Name)

R. G. Liddick
Signature

Wynn C. Liddick
(Type or Print Name)

Wynn C. Liddick
Signature

7200 Park Drive
Address

882-6896
Phone No.

Balto. MD
City State Zipcode

21234

Name, Address and phone number of representative to be contacted

M & H Dev. Eng.
Name

200 E. Joppa Rd. Rm. 101
Address

828-9060
Phone No.

TOWSON MD 21286
City State Zipcode

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: J. Cur DATE 4-16-97

454





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

97-454-5PHXA

~~7200~~ 7200 Park Dr Baltimore 21234
which is presently zoned DRS.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

SEE ATTACHED

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. The buildings are existing on the property, there is no additional area available to expand.
2. Many years ago the buildings were used as a church and school. The County is now considering them as residential structures because of how they are occupied.
3. The church building is better suited for a child care center than the school building, as it existed years ago. It should remain a school.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Sunny Fisher, Stephanie Taylor
(Type or Print Name)

Sunny Fisher
Signature

3014 Harview Ave
Address

Balto Md 21234
City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Richard G. Liddick
(Type or Print Name)

R. G. Liddick
Signature

LYNN C. LIDDICK
(Type or Print Name)

Lynn C Liddick
Signature

7200 Park Dr. 882-6896
Address Phone No.

Baltimore, Md 21234
City State Zipcode

Name, Address and phone number of representative to be contacted.

M&H Dev. Eng
Name
200 E. Joppa Rd. Rm 101 888-9060
Address Phone No.
Towson MD 21206

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates: _____ Next Two Months

ALL _____ OTHER _____
REVIEWED BY: JCM DATE 4-16-97

454



Printed with Soybean Ink
on Recycled Paper



97-454-SPHX A

VARIANCES

From Section 424.7 A, B, C & E; BCZR to Permit:

1. A minimum lot size of 10,835 Sq. Ft. in lieu of the required one acre;
2. A front yard setback of 17 ft. in lieu of the required 25 ft.;
3. Side yard setbacks of 10 ft., 26 ft. and 33 ft. in lieu of the required 50 ft.;
4. A vegetative buffer of 0 ft. in lieu of the required 20 ft.;
5. Rear yard setbacks of 7 ft. and 28 ft. in lieu of the required 50 ft.

454

M. & H. DEVELOPMENT ENGINEERS, INC.

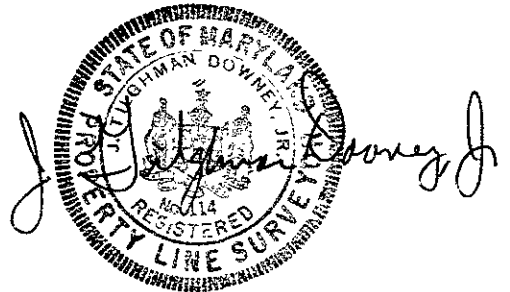
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204

Towson Office
Malcolm E. Hudkins
Registered Surveyor
Phone 828-9060

APRIL 14, 1997

ZONING DESCRIPTION FOR No. 7200 Park Drive

Beginning at a point 86 feet from the intersection formed by the northwest side of Park Drive, 50 foot right-of-way, and the northeast side of Creighton Avenue, 40 foot right-of-way. As recorded in Deed Liber 6893, folio 577; thence N 51° 01' E, 34 feet; thence N 39° 59' E, 110.00 feet; thence S 51° 01' E, 120.00 feet; thence S 39° 59' W, 55.00 feet and thence S 83° E, 130.00 feet to the place of beginning. Containing 0.248 of an acre, more or less. Also know as 7200 Park Drive and located in the 9th. Election District, 6th. Councilmanic District.



J. Tilghman Downey, Jr.

454

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Room 302, Maryland on this property (identified herein) as follows:

Case #17-464-SP-11A

7200 Park Drive

NWC District

and Park Drive

5th Election District

on Courthouse

Legal Owner(s):

Richard G. Liddick and

Lynn G. Liddick

Contract Purchaser(s):

Bunny Foster and

Stephanie Taylor

Special Hearing: to approve

a Class B child care facility and

a nursery school as one integrated singleness of use facility.

Special Exception: for a

Class B child care center and

relief from the RTA requirements for Building #1 and for

a nursery school for Building #2.

Variance: to permit a

minimum lot size of 10,835

square feet in lieu of the required one acre, to permit a

front yard setback of 17 feet in

lieu of the required 25 feet; to

permit side yard setbacks of

10 feet, 26 feet, and 33 feet in

lieu of the required 50 feet; to

permit a vegetative buffer of

zero feet in lieu of the required

20 feet; and to permit rear

yard setbacks of 7 feet and 28

feet in lieu of the required 50

feet.

Hearing: Thursday, May 29,

1997 at 8:00 a.m. 4th floor

hearing room County Building,

401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for

Baltimore County

NOTES: (1) Hearings are

Handicapped Accessible, for

special accommodations.

Please Call 867-3383.

(2) For information on

into the file and/or

Please Call 867-3383.

5/048 May 1

W

RE

5/048

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

May 1, 1997

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper published

in Towson, Baltimore County, Md., once in each of 1 successive

weeks, the first publication appearing on *May 1, 1997*.

THE JEFFERSONIAN,

A. H. Erickson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

454

No.

035972

DATE 4-18-97

ACCOUNT EC01-6150

AMOUNT \$ 650.00

RECEIVED FROM: S. TAYLOR

FOR: 7200 PARK DR.
SPH, UAZ, SP. EX = COMBINATION Fee (070)

DISTRIBUTION
 WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

JCM

PAID RECEIPT

04/18/97 02 6 U.M.R. 7949
 Dept 5 513 ZONING VERIFICATION
 CR NO. 035972
 \$650.00 OK P-A-I-D
 Baltimore County Maryland
 Office Of Budget & Finance

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

023366

97-454

454

DATE 3/20/96

ACCOUNT 601-6150

AMOUNT \$ 135.00 (WCF)

RECEIVED FROM:

David T. Ransore

#110 - REVISIONS
 #180 - SIGN POSTING
 Revised Plats

DROP-OFF
NO REVIEW

FOR:

CREVISIONS
+ SIGN

01AD000129MICHKE

\$135.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
 WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CERTIFICATE OF POSTING

RE: Case # 97-454-A

Petitioner/Developer:
(Sunny Fisher)
Date of Hearing/Opening:
(May 29, 1997)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

_____ 7200 Park Drive Baltimore, Maryland 21234 _____

The sign(s) were posted on _____ May 14, 1997 _____
(Month, Day, Year)

Sincerely,

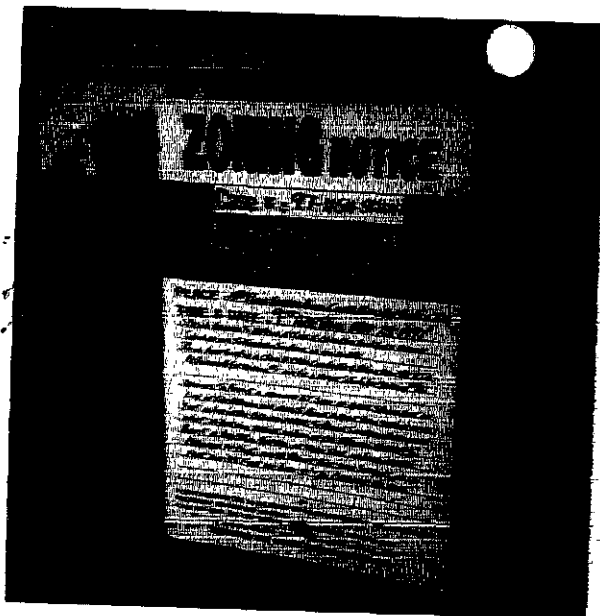

(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____
(Printed Name)

_____ 325 Nicholson Road _____
(Address)

_____ Baltimore, Maryland 21221 _____

_____ (410)-687-8405 _____
(Telephone Number)



97-454-SPHXA

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____ *

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-454-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____ *

DATE AND TIME: _____ *

REQUEST: FOR SPECIAL EXCEPTION, SPECIAL HEARING & VARIANCE TO APPROVE A
CLASS "B" CHILD CARE CENTER AND NURSERY SCHOOL AS AN INTEGRATED
USE AND VARIANCES TO MINIMUM REQUIRED LOT SIZE, FRONT,
SIDE & REAR SETBACKS, VEGETATIVE BUFFER AND RELIEF FROM
THE RESIDENTIAL TRANSITION AREA REQUIREMENTS.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

4/24/97

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-454-SPHXA
7200 Park Drive
NWC Creighton Avenue and Park Drive
9th Election District - 6th Councilmanic
Legal Owner(s): Richard G. Liddick and Lynn C. Liddick
Contract Purchaser(s): Sunny Fisher and Stephanie Taylor

Special Hearing to approve a Class B child care facility and a nursery school as one integrated singleness of use facility.

Special Exception for a Class B child care center and relief from the RTA requirements for Building #1 and for a nursey school for Building #2.

Variance to permit a minimum lot size of 10,835 square feet in lieu of the required one acre; to permit a front yard setback of 17 feet in lieu of the required 25 feet; to permit side yard setbacks of 10 feet, 25 feet, and 33 feet in lieu of the required 50 feet; to permit a vegetative buffer of zero feet in lieu of the required 20 feet; and to permit rear yard setbacks of 7 feet and 28 feet in lieu of the required 50 feet.

HEARING: THURSDAY, MAY 29, 1997 at 9:00 a.m. 4th floor hearing room Courts Building, 401 Bosley Avenue.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Richard and Lynn Liddick
Sunny Fisher and Stephanie Taylor
M & H Development Engineers, Inc.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 14, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



TO: PUTUXENT PUBLISHING COMPANY
May 1, 1997 Issue - Jeffersonian

Please forward billing to:

M & H Development Engineers, Inc.
200 E. Joppa Road, Room 101
Towson, MD 21204
410-828-9000

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-454-SPHYA
7200 Park Drive
NWC Creighton Avenue and Park Drive
9th Election District - 6th Councilmanic
Legal Owner(s): Richard G. Liddick and Lynn C. Liddick
Contract Purchaser(s): Sunny Fisher and Stephanie Taylor

Special Hearing to approve a Class B child care facility and a nursery school as one integrated singleness of use facility.

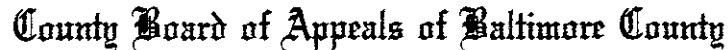
Special Exception for a Class B child care center and relief from the RTA requirements for Building #1 and for a nursery school for Building #2.

Variance to permit a minimum lot size of 10,835 square feet in lieu of the required one acre; to permit a front yard setback of 17 feet in lieu of the required 25 feet; to permit side yard setbacks of 10 feet, 26 feet, and 33 feet in lieu of the required 50 feet; to permit a vegetative buffer of zero feet in lieu of the required 20 feet; and to permit rear yard setbacks of 7 feet and 28 feet in lieu of the required 50 feet.

HEARING: THURSDAY, MAY 29, 1997 at 9:00 a.m. 4th floor hearing room Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Case No. 97-454-SPHXA

RICHARD & LYNN LIDDECK - L.O.; SUNNY
FISHER, ET AL - C.P. - Petitioners

NWc Creighton Avenue and Park Drive
(7200 Park Drive)

9th District

Appealed: 7/2/97

-Attached Pet. Ex #1

Plat to accompany Petition



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 23, 1997

Mr. and Mrs. Richard Liddick
7200 Park Drive
Baltimore, MD 21234

RE: Item No.: 454
Case No.: 97-454-SPHXA
Petitioner: Richard Liddick, et ux

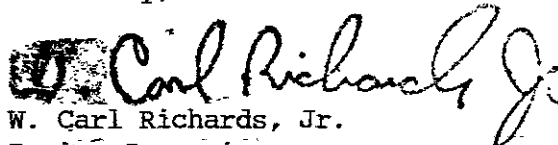
Dear Mr. and Mrs Liddick:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 16, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



for
5/29

BALTIMORE COUNTY, MARYLAND

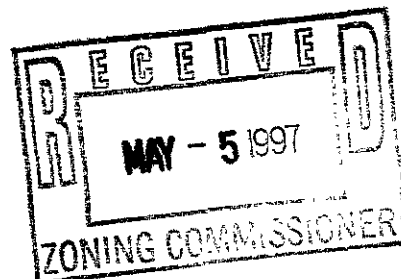
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: May 5, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: 7200 Park Drive



INFORMATION

Item Number: 454
Petitioner: Liddick Property
Zoning: DR 5.5
Requested Action: Special Exception & Variance

Summary of Recommendations:

Based upon a review of the information provided, staff believes that the proposed uses should be treated as separate uses and not one use as proposed by the applicant.

There does not appear to be sufficient off-street parking, and only two spaces are provided on site. If the site is treated as two separate uses, the Baltimore County Zoning Regulations require at least 4 spaces (see Section 409.6.A.4), however even 4 spaces seems inadequate given the nature of the proposed uses and the potential number of children that could be ultimately using this site. Therefore, this office recommends that the requested variance be denied.

Prepared by:

Jeffrey W. Lutz

Division Chief:

Gary L. Kern

AFK/JL

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: May 5, 1997

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for May 5, 1997
 Item No. 454

The Development Plans Review Division has reviewed the subject zoning item.

A landscape plan must be approved before permits are issued.

RWB:HJO:cab

cc: File

ZONE505.454

April 28, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 28, 1997

Item No.: 453, 454, 455, and 456 Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F
cc: File



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 4-25-97
Item No. 454 JCM

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

L. J. Burns
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: _____

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

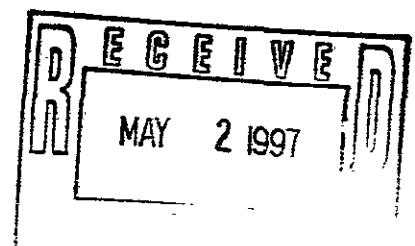
SUBJECT: Zoning Advisory Committee
Meeting Date: April 23, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	443	451	457	458
	445	452	459	
	448	454	460	
	449	455	461	
	450	456		

RBS:sp

BRUCE2/DEPRM/TXTSBP





Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old CourtHouse
400 Washington Ave.
Towson, MD 21204

(410) 887-2188

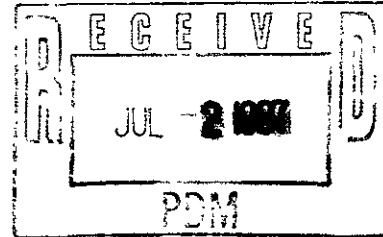
PETER MAX ZIMMERMAN
People's Counsel

July 2, 1997

CAROLE S. DEMILIO
Deputy People's Counsel

Arnold Jablon, Director
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Hand-delivered



Re: PETITIONS FOR SPECIAL HEARING, SPECIAL
EXCEPTION & ZONING VARIANCE
7200 Park Drive, NWC Creighton Avenue
and Park Drive, 9th Election District,
6th Councilmanic
Legal Owner(s): RICHARD & LYNN LIDDICK
Contract Purchaser(s): SUNNY FISHER AND
STEPHANIE TAYLOR, Petitioners
Case Nos. 97-454-SPHXA

Dear Mr. Jablon:

Please enter an appeal of the People's Counsel for Baltimore County to the County Board of Appeals from the Order dated June 12, 1997 of the Baltimore County Zoning Commissioner in the above-entitled case.

Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,

Peter Max Zimmerman

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio

Carole S. Demilio
Deputy People's Counsel

PMZ/CSD/caf

cc: Richard and Lynn Liddick, 7200 Park Drive, Baltimore, MD 21234
Sunny Fisher and Stephanie Taylor, 3014 Taylor Ave., Balto. 21234
William and Carol Polk, 2526 Creighton Ave., Baltimore 21234



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 3, 1997

Ms. Sunny Fisher
Ms. Stephanie Taylor
3014 Harview Avenue
Baltimore, MD 21234

RE: Petition for Special
Hearing, Special
Exception, and Variance
NWC Creighton Avenue and
Park Drive
(7200 Park Drive)
9th Election District
6th Councilmanic District
Sunny Fisher and
Stephanie Taylor -
Petitioners
Case No. 97-454-SPHXA

Dear Ms. Fisher and Ms. Taylor:

Please be advised that an appeal of the above-referenced case was filed in this office on July 2, 1997 by Peter Max Zimmerman and Carole S. Demilio on behalf of the People's Counsel. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you have any questions concerning this matter, please do not hesitate to call 410-887-3180.

Sincerely,

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over a horizontal line.

ARNOLD JABLON
Director

AJ:rye

c: People's Counsel



APPEAL

Petitions for Special Hearing, Special Exception, and Variance
NWC Creighton Avenue and Park Drive
(7200 Park Drive)
9th Election District - 6th Councilmanic District
Sunny Fisher and Stephanie Taylor - Petitioner
Case No. 97-454-SPHXA

✓ Petitions for Special Hearing, Special Exception, and Variance

✓ Description of Property

✓ Certificate of Posting

✓ Certificate of Publication

✓ Entry of Appearance of People's Counsel

✓ Zoning Advisory Committee Comments

Petitioners and Protestants Sign-In Sheets

Petitioners' Exhibits: ✓ 1 - Plat to Accompany Petition for Special
Hearing, Special Exception, and Variance
✓ 2A-J - Ten Photographs
✓ 3 - Child Care Center Inspection Report
dated April 25, 1997
✓ 4 - Fire Inspection Report dated May 1, 1997
✓ 5 - Letter to Sunny Fisher from Irvin R.
Johnson dated May 27, 1997
✓ 6-10 - Five Letters of Support

Eleven Photographs Not Marked as an Exhibit

✓ Letter from Creighton Park Day Care Center

✓ Zoning Commissioner's Order dated June 12, 1997 (Granted in Part,
Denied in Part)

✓ Notice of Appeal received on July 2, 1997 from Peter Max Zimmerman
and Carole S. Demilio on behalf of the People's Counsel

c: Mses. Sunny Fisher and Stephanie Taylor, 3014 Harview Avenue,
Baltimore, MD 21234
Mr. Vincent Moskunus, M & H Development Engineering, 200 E. Joppa
Road, Room 101, Towson, MD 21286
Reverend and Mrs. William E. Polk, 2526 Creighton Avenue,
Baltimore, MD 21234

* People's Counsel of Baltimore County, M.S. 2010
Lawrence Schmidt, Zoning Commissioner
Arnold Jablon, Director of PDM

Richard & Lynn Liddick - Legal
~~7200 Park Drive~~ Owners
~~Baltimore, MD 21234~~
5237 GLEN ARM RD E
GLEN ARM MD 21057-9456

✓ E
RECEIVED
COUNTY BOARD OF APPEALS
97 JUL -8 AM 9:06

APPEAL

Petitions for Special Hearing, Special Exception, and Variance
NWC Creighton Avenue and Park Drive
(7200 Park Drive)
9th Election District - 6th Councilmanic District
Sunny Fisher and Stephanie Taylor - Petitioner
Case No. 97-454-SPHXA

Petitions for Special Hearing, Special Exception, and Variance

Description of Property

Certificate of Posting

Certificate of Publication

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Road, Room 101, Towson, MD 21286
Reverend and Mrs. William E. Polk, 2526 Creighton Avenue,
Baltimore, MD 21234
People's Counsel of Baltimore County, M.S. 2010
Lawrence Schmidt, Zoning Commissioner
Arnold Jablon, Director of PDM

Case No. 97-454-SPHXA

SPH -To approve Class B child care facility and nursery school as single use; SE -Class B child care facility; SE -nursery school; VAR -RTA requirements

6/12/97 -Z.C.'s Order in which Petition for Special Hearing was DENIED; Special Exception -Class B Child Care facility was GRANTED; Special Exception -Nursery school was DENIED; and variance requests GRANTED with restrictions.

7/25/97 -Motion to Remand filed by Office of People's Counsel.

8/05/97 -Notice of Assignment for hearing on Motion to Remand ONLY /no testimony or evidence to be presented; argument only -- scheduled for Tuesday, August 26, 1997 at 9:30 a.m.; notice sent to:

People's Counsel for Baltimore County
Sunny Fisher /Stephanie Taylor
Richard and Lynn Liddick
M & H Development Engineering /Vincent Moskunas
Reverend and Mrs. William E. Polk
Pat Keller, Director /Planning
Lawrence E. Schmidt /Z.C.
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

8/26/97 -Board convened for hearing (C.B.F.); per telephone conversation with S. Fisher, Petitioner, in the presence of P. Zimmerman, Ms. Fisher indicated that Petitioners in this matter did not intend to pursue this case; Petitions to be withdrawn. Board went on the record with this information; P. Zimmerman withdrew his Motion to Remand; will prepare Voluntary Motion to Dismiss and submit to CBA.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: April 2, 1998
Permits & Development Management

FROM: Charlotte E. Radcliffe *CR*
County Board of Appeals

SUBJECT: Closed File: Case No. 97-454-SPHXA
R. & L. Liddick, L.O.
Sunny Fisher and Stephanie Taylor, C.P.
9th E; 6th C

As no further appeals have been taken in the above captioned case, which was dismissed by Order of Voluntary Dismissal dated 9/26/97, we are hereby closing the file and returning same to you herewith.

Attachment (Case File No. 97-454-SPHXA)

(K)

STEPHANIE TAYLOR

410-254-7319

PLS. CALL WITH
AN IDEA OF WHAT
DATE THE MOTION
HEARING WOULD BE
HELD.

8-26-97

Chan
8-4-97
2:10

97-1454 S

Right on City / Co line

10,835 in County

DN 3.5

110 X 120

public water & sewer

corner of Coughton & Park
street parking available

Reeds - ~~###~~

1949 - Gilbert Lutheran church

1970 - conveyed to individual

church was bldg 1
Sunday School ~~is~~ bldg 2

described as 2 parcels
Parcel Parcel
(10-11-12) (1/2 of 7-8+9)

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

VINCENT J MOSKUNAS

MEN DEV. INC., INC.

200 E. JOPLA RD. 21286

Sunny K. FISHER

3503 CASCADE AVE 21206

Stephanie Taylor

3014 Harview Ave 21234

Richard Laddick



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

REV. William E. Polk Jr.

2526 CREIGHTON Ave BALT 21234

Mrs. CAROL J. POLK

2526 CREIGHTON Ave BALT, 21234



Child Care Center Inspection Report
SUMMARY OF FINDINGS

Center: <u>Creighton Park Day Care Center</u>	Date: <u>4-25-97</u>
1. Record violations and discussions by regulation section, including agreed upon compliance dates, if applicable.	Time Limit
2. Record additional comments following enumeration of regulations.	
<p>A preliminary site inspection was completed today for Sunny Fisher and Stephanie Taylor.</p> <p>Ms Taylor resides at 3014 Harview Ave, Baltimore, 21234, phone 254-8795.</p> <p>The site is a house located at 7200 Park Drive, 21234. The house is a frame building with a block and stucco exterior. It was built in 1941. It had been used as a school in the late 1950's and early '60's (Calvary Christian Day School). There is public water and sewage.</p> <p>The center plans to have a capacity of 20 children, ages 2 to 6 years old. Hours will be 7 AM to 6 PM, Monday through Friday.</p> <p>The center will provide snacks and milk with lunch, which children will bring.</p>	
	Pd No 3

Signature of Agency Representative

Signature of Person Interviewed

Child Care Center Inspection Report
SUMMARY OF FINDINGS

Center: <u>Creechton Park Day Care Center</u>	Date: <u>4-25-97</u>
1. Record violations and discussions by regulation section, including agreed upon compliance dates, if applicable.	Time taken
2. Record additional comments following enumeration of regulations.	
<p>The building currently has 4 bedrooms, two will be removed to create one large room (in combination with the current living room). The room used for Child Care has a sliding glass door to the outside, a doorway through the kitchen and a window. There are screens on the windows and sliding door. The heating is gas, forced hot air. There is no evidence of insect or rodent infestation.</p> <p>Currently there are 2 bathrooms. The one in the two rear bedroom will be used as the adult bathroom. There is a toilet and sink. The toilet will need an open-faced toilet seat.</p> <p>The front bathroom also has 1 toilet and 1 sink. A second toilet and sink would be needed for a capacity of 20.</p>	

Signature of Agency Representative

Signature of Person Interviewed

Child Care Center Inspection Report
SUMMARY OF FINDINGS

Center: <u>Creeper Park Day Care Center</u>	Date: <u>4-25-97</u>
1. Record violations and discussions by regulation section, including agreed upon compliance dates, if applicable.	Time Limit
2. Record additional comments following enumeration of regulations.	
<p>The room was measured today as if the bedroom walls were removed.</p>	
<p>GROSS MEASUREMENTS:</p>	
<p>$37.5 \times 19.25 = 721.87 \div 35 = 20.6 = (21)$</p>	
<p>The room measures for 21 children if the walls and closet is removed. A third bedroom wall may also be eliminated to increase usable space. Final dimensions will be taken after all walls are removed. The walls are paneled and this may be an issue for the Fire Marshall.</p>	
<p>The fourth bedroom was measured:</p>	
<p>$10.33 \times 15.58 = 160.94 \div 35 = 4.59 = (5)$. It measures for 5 children. This room may be converted to the office.</p>	
<p>The center plans to obtain a H₂O bottle dispenser for drinking H₂O. Hot water must measure between 100° and 120°F.</p>	

John J. Valentini
Signature of Agency Representative

[Signature]
Signature of Person Interviewed

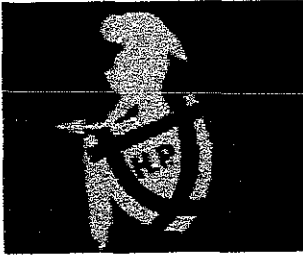
Child Care Center Inspection Report
SUMMARY OF FINDINGS

Center: <u>Creeper Park Day Care Center</u>	Date: <u>4-27-97</u>
1. Record violations and discussions by regulation section, including agreed upon compliance dates, if applicable.	Time Limit
2. Record additional comments following enumeration of regulations.	
<p>There is no ceiling lighting at this time. The room is lit with lamps. Fluorescent ceiling lights will be added which will be shielded.</p>	
<p>The rear bathroom has a window for ventilation. The front bathroom has mechanical ventilation.</p>	
<p>There is a full kitchen in the house. There will be a new refrigerator. There is a sink, electric stove and plenty of space for storage of food.</p>	
<p>The outdoor play area was measured:</p>	
<p>$33 \times 75 = 2475 + 35 \times 11 = 1435$</p>	
<p>$2475 + 1435 = 3910$</p>	
<p>This area is grass and it is fenced.</p>	

James A. Valenti, Jr.
Signature of Agency Representative

[Signature]
Signature of Person Interviewed

No 4



HARFORD PARK COMMUNITY ASSOCIATION
2522 Linwood Road
Baltimore, MD 21234

May 27, 1997

Ms. Sunny Fisher
3503 Cascade Avenue
Baltimore, MD 21206

Dear Ms. Fisher:

On behalf of the Harford Park Community Association, this is our letter of support to you and Ms. Stephanie Taylor to own and operate a Daycare Center at the corner of Park Drive and Creighton. We welcome you to our community and wish you both the best of luck.

Sincerely,

Irvin R. (Butch) Johnson
President
Harford Park Community Association
(410) 665-0727

Pat No 5

To Whom it May Concern,

I, Louis L Rossi, reside at 2600 Creighton Ave.

I would like to state that I support of the proposed day care center at **7200 Park Dr. Balto, Md 21234**. I think it would a welcome addition to the community.

Sincerely,

Louis L. Rossi

Ref No 6

To Whom it May Concern,

I, Ruby True Love, reside at 2525 Brighton Ave

I would like to state that I support of the proposed day care center at **7200 Park Dr. Balto, Md 21234**. I think it would a welcome addition to the community.

Sincerely,

Mrs Ruby True Love

Det No 7

To Whom it May Concern,

I, Joan Kraft, reside at 2614 Creighton Avenue.

I would like to state that I support of the proposed day care center at **7200 Park Dr. Balto, Md 21234**. I think it would a welcome addition to the community.

Sincerely,

Joan E. Kraft

Del No 8

To Whom it May Concern,

I, HARRY REMORTEL, reside at 2609 CREIGHTON AVE.

I would like to state that I support of the proposed day care center at **7200 Park Dr. Balto, Md 21234**. I think it would a welcome addition to the community.

Sincerely,

Harry Remotel
5/28/97

*Red
No 9*

To Whom it May Concern,

I, W L Spedden, reside at 2610 Creighton Ave

I would like to state that I support of the proposed day care center at **7200 Park Dr. Balto, Md**

21234. I think it would a welcome addition to the community.

Sincerely,

W L Spedden

*led
No 10*

CREIGHTON PARK DAY CARE CENTER

GREETINGS,

WE, STEPHANIE TAYLOR AND SUNNY FISHER, ARE CURRENTLY TRYING TO GET ZONING APPROVAL TO OPEN A DAY CARE CENTER AT 7200 PARK DR. FOR 20 CHILDREN RANGING IN AGE FROM 2 TO 6 YEARS OLD.

WE HAVE BOTH BEEN ACTIVE IN THE COMMUNITY FOR MANY YEARS. I (STEPHANIE) GREW UP AT 2610 CREIGHTON AVE UNTIL I GOT MARRIED AND MOVED TO HARVIEW AVE. SUNNY IS VERY ACTIVE IN WOODHOME ELEMENTARY SCHOOL (SHE WILL BE THE 1997-98 PTA PRESIDENT) AND IS ALSO A MEMBER AT HILLCREST POOL.

WE WELCOME ANY QUESTIONS AND/OR CONCERNS AS WELL AS SUPPORT REGARDING THIS ENDEAVOR.

THANK YOU FOR YOUR TIME,

STEPHANIE TAYLOR (410)254-7319
SUNNY FISHER (410)254-8795

CERTIFICATE OF POSTING

RE: Case No.: 97-454 SP4XA

Petitioner/Developer: _____

Richard & Lynn Liddick

Date of Hearing/Closing: _____

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 7200 PARK DR.

The sign(s) were posted on 8/12/97
(Month, Day, Year)

Sincerely,

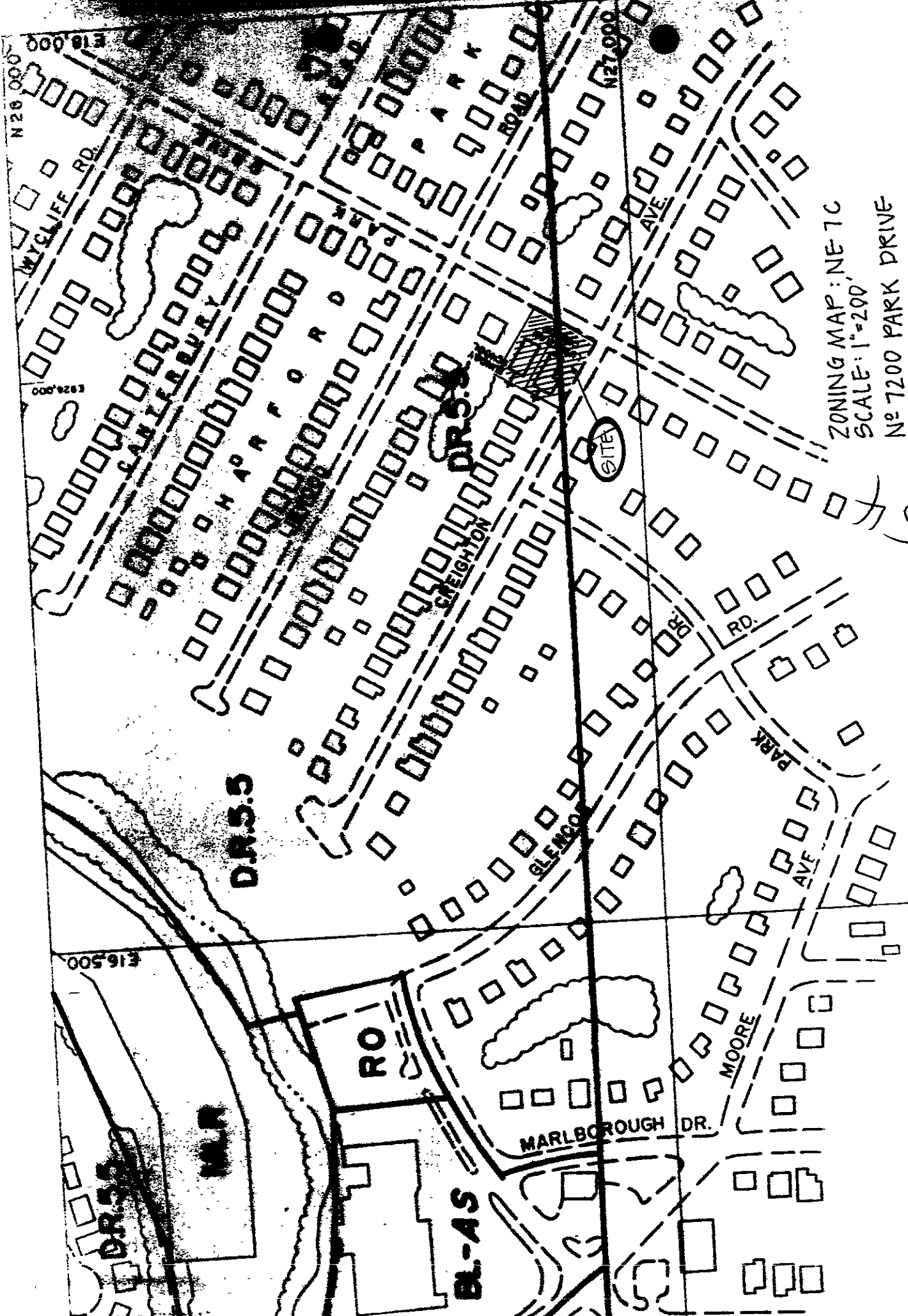
Gary Freund 8/12/97
(Signature of Sign Poster and Date)

GARY FREUND
(Printed Name)

(Address)

(City, State, Zip Code)

(Telephone Number)



ZONING MAP: NE 7C
SCALE: 1"=200'
N 7200 PARK DRIVE

97-454-SPHXA

454





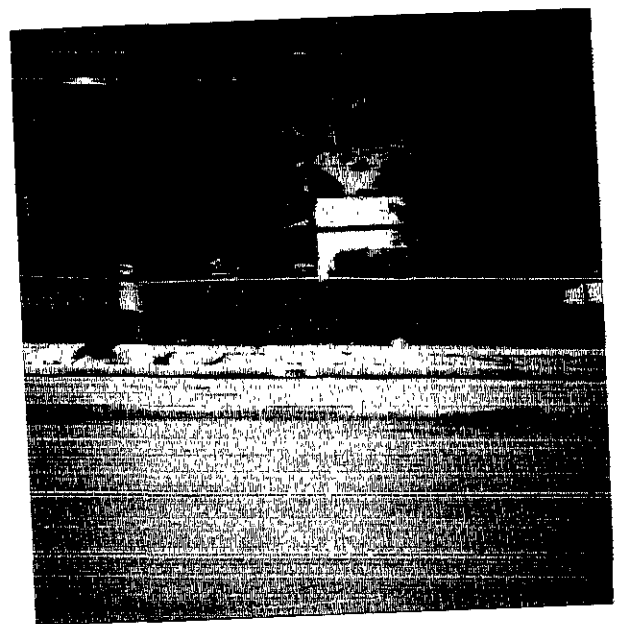
Ref 2A



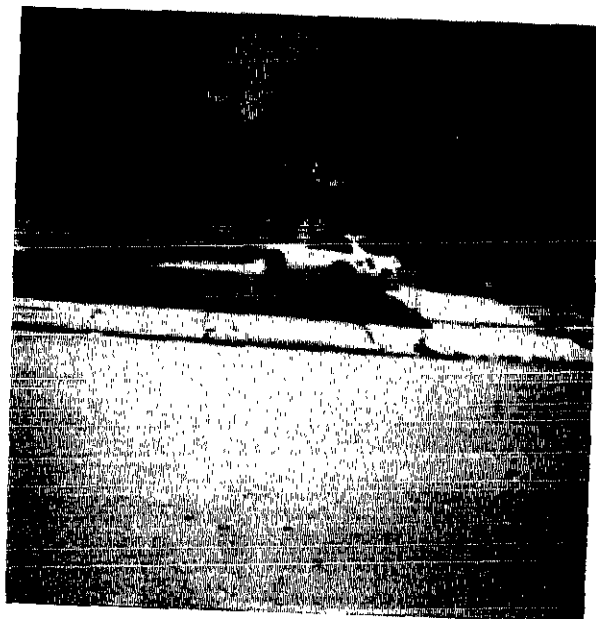
Ref 2B



Ref 2C



Ref 2D



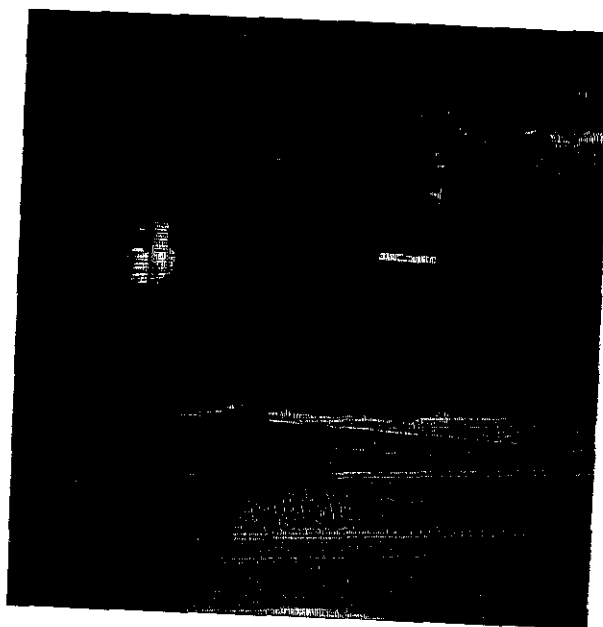
Pet 2E



Pet 2F



Pet
2G



Pet
2H



Feb 25



Feb 25



Baltimore County
Department of Permits and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

97-454-SPHXH

Ref. BX. 2A-J













Case #
97-454-57A/HA

~~REDACTED~~



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180

September 26, 1997

Peter Max Zimmerman
People's Counsel
for Baltimore County
Room 47, Old Courthouse
400 Washington Avenue
Towson, MD 21204

RE: Case No. 97-454-SPHXA
R. & L. Liddick - L.O.; Sunny Fisher
and Stephanie Taylor -Petitioners

Dear Mr. Zimmerman:

Pursuant to Petitioner's dismissal of the Special Hearing, Special Exception, and Variances in the subject matter, enclosed please find a copy of the Order of Voluntary Dismissal issued this date by the County Board of Appeals of Baltimore County.

Very truly yours,

Charlotte E. Radcliffe for

Kathleen C. Bianco
Legal Administrator

encl.

cc: Sunny Fisher
Stephanie Taylor
Richard and Lynn Liddick
Vincent Moskunas
Pat Keller
Lawrence E. Schmidt
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney





Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old CourtHouse
400 Washington Ave.
Towson, MD 21204

RECEIVED
COUNTY BOARD OF APPEALS

97 SEP -2 PM 3:41

(410) 887-2188

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

September 2, 1997

Charles L. Marks, Panel Chairman
Board of Appeals of Baltimore County
Room 49 Courthouse
400 Washington Avenue
Towson, MD 21204

Hand-delivered

Re: PETITION FOR SPECIAL EXCEPTION
PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
7200 Park Drive, NWC Creighton Ave
and Park Drive, 9th Election
District, 6th Councilmanic
Legal Owners: R. & L. LIDDICK
Contract Purchasers: SUNNY FISHER
& STEPHANIE TAYLOR, Petitioners
Case No.: 97-454-SPHXA

Dear Chairman Marks:

Enclosed for your review and approval is the proposed Order
of Voluntary Dismissal in the above case.

Very truly yours,

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Deputy People's Counsel

PMZ/caf
Enclosure

cc: Richard & Lynn Liddick, 7200 Park Drive, Baltimore, MD 21234
Sunny Fisher, 3503 Cascade Avenue, Baltimore, MD 21206
Stephanie Taylor, 3014 Harview Avenue, Baltimore, MD 21234
Stephen R. Emerick, 7209 Park Drive, Baltimore, MD 21234
Rev. W.E. Polk, Jr., 2526 Creighton Ave., Baltimore, MD 21234



VICINITY MAP: SCALE 1"=2000'

- GENERAL NOTES
1. COUNCILMANIC DISTRICT 6
 2. 1"=200 SCALE MAP # NE 7C
 3. ZONING: D R S 5
 4. LOT SIZE: ACREAGE: 0.248 SQUARE FEET 10235
 5. CHESAPEAKE BAY CRITICAL AREA: NO
 6. PRIOR ZONING HEARING: NONE
 7. CENSUS TRACT: 492102
 8. WATER SERVICE & SEPTIC SYSTEM: PUBLIC
 9. THIS SITE IS NOT IN A 100 YEAR FLOODPLAIN
 10. ALL EXISTING STRUCTURES TO REMAIN
 11. HOURS OF OPERATION: 7 AM TO 6 PM
 12. MAXIMUM NO OF EMPLOYEES: 2
 13. AREA FOR SPECIAL EXCEPTION: 0.248 AC
 14. BUILDING: A. ONCE USED AS A LUTHERAN CHURCH (NOW RESIDENTIAL USE: A)
 15. PROPOSED USE: (LAKESIDE) CHILD CARE CENTER BUILDING
 16. PROPOSED USE: PRIVATE SCHOOL BUILDING *2.

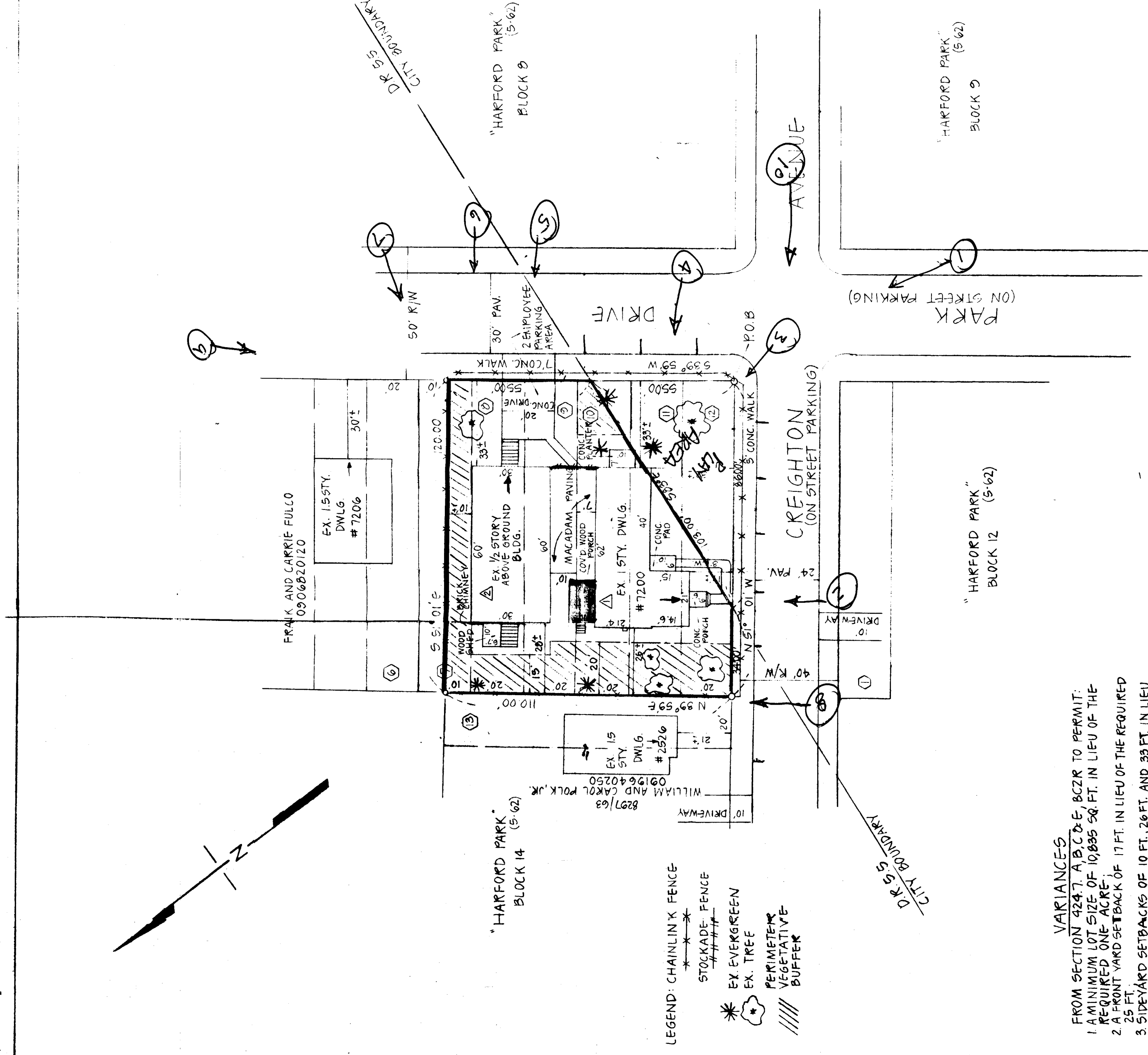
PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING, SPECIAL EXCEPTION AND VARIANCES

No 7200 PARK DRIVE
ELECTION DISTRICT No 9
BALTIMORE COUNTY, MD
SCALE: 1"=80'
APRIL 2, 1997
REVISED APRIL 16, 1997

OWNER: RICHARD LIDDICK
7200 PARK DRIVE
BALTIMORE MD 21234
TAX ACCT NO: 0904001011
DEED REF: 0229/977
TAX MAP B1 GRID 11 PARCEL 705

ZONING OFFICE USE ONLY!
REVIEWED BY: ITEM NO CASE NO

97-7677



- VARIANCES
- FROM SECTION 9247 A B C D E, BC2R TO PERMIT:
1. A MINIMUM LOT SIZE OF 10,885 SQ. FT. IN LIEU OF THE REQUIRED ONE ACRE
 2. A FRONT YARD SETBACK OF 17 FT. IN LIEU OF THE REQUIRED 25 FT.
 3. SIDEYARD SETBACKS OF 10 FT., 26 FT. AND 33 FT. IN LIEU OF THE REQUIRED 50 FT.
 4. A VEGETATIVE BUFFER OF 0 FT. IN LIEU OF THE REQUIRED 20 FT.
 5. REAR YARD SETBACKS OF 1 FT. & 20 FT. IN LIEU OF THE REQUIRED 50 FT.

- LEGEND:
- CHAINLINK FENCE
 - STOCKADE FENCE
 - EX EVERGREEN
 - EX TREE
 - PERIMETER VEGETATIVE BUFFER